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B. M. Coleman, et al

JUN 07 1996

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BOOK 302 PAGE 718

Do not record above this line

STATE OF MISSISSIPPI

WARRANTY DEED

JUN 25 1 56 PM '96

THE STATE OF MISSISSIPPI

BK 302 PG 718  
W.E. DAVIS JR. CLK.

County of DeSoto

For and in consideration of one hundred twenty  
two thousand four hundred thirty five /100 Dollars (\$122,435<sup>00</sup>)  
the receipt and sufficiency of which is hereby acknowledged, I/or we,  
the undersigned, hereby grant, bargain, sell, convey and warrant unto  
the Mississippi Transportation Commission the following described  
land:

TOWNSHIP 1 SOUTH, RANGE 5 WEST, DESOTO COUNTY, MISSISSIPPI

Section 32:

Begin at the point of intersection of the Western line of grantors property and the present centerline of Mississippi Highway No. 302 as shown on the plats for State Project No. 97-0021-01-016-11; thence from said point of beginning run South 89° 39' East along said present centerline, a distance of 131.31 meters (430.80 feet) to the point of intersection with the Eastern line of grantors property; thence run South 03° 05' West along said Eastern property line, a distance of 74.53 meters (244.51 feet) to a point; thence run South 87° 11' West, a distance of 125.572 meters (411.98 feet) to the point of intersection with said Western property line; thence run North 01° 19' West along said Western property line, a distance of 81.55 meters (267.56 feet) to the point of beginning, containing 1.00 hectares, 107,704.89 square feet (2.47 acres, more or less).

All of the above being situated in thence Northeast 1/4 of the Northwest 1/4.

The grantor herein further warrants that the above described property is ~~no~~ <sup>RR BMC & J. C. J. M. C.</sup> part of his/or her homestead.

It is further understood and agreed that the consideration herein named is in full, complete and final payment and settlement of any claims or demands for damage accrued, accruing, or to accrue to the grantors herein, their heirs, assigns, or legal representatives, for or on account of the construction of the proposed highway, change of grade, water damage, and/or any other damage, right or claim whatsoever.

This conveyance includes all improvements located on the above described land and partially on Grantor's remaining land. The Grantee herein, its Agents, and/or Assigns are hereby granted the right of Ingress and Egress on Grantors remaining land for removing or demolishing the aforesaid improvements. The consideration herein named is in full payment of all said improvements. The Grantor(s) agree to surrender full possession of all said property on or before July 14, 1986.

RR BMC & J. C. J. M. C.

It is further understood and agreed that this instrument constitutes the entire agreement between the grantor and the grantee, there being no oral agreements or representations of any kind.

Witness our signature the 16 Day of May, A.D.,

19 96.

Leslie Rankin, Witness

B M Coleman

Janie L. Coleman

Kathy C. Haygood

John M. Coleman

Grantee, Prepared by and return to:

Miss. Department of Transportation

Right of Way Division

P. O. Box 1850

Jackson, Mississippi 39215-1850

Phone Number: (601) 359-7559

Account No. 97-0021-01-016-11

Grantor Address:

Bm Coleman

13311 Goodman Rd

Olive Branch, MS 38654

Phone Number: 601-895-2381

Business Number: Retiree

In the case of proof of execution of the instrument made by a  
subscribing witness:

STATE OF MISSISSIPPI

County of Desoto

Personally appeared before me, the undersigned authority, Leslie Rankin, one of the subscribing witnesses to the foregoing instrument, who being first duly sworn, depose and saith that he saw the within named B. M. Coleman, Janie L. Coleman and Kathy C. Haggood, John M. Coleman whose names are subscribed hereto, sign and deliver the same to the said Mississippi Transportation Commission, a body corporate by statute, that he, this affiant, subscribed his name as witness thereto in the presence of the said B. M. Coleman, Janie L. Coleman and Kathy C. Haggood, John M. Coleman on the day and year therein mentioned.

Leslie Rankin

Affiant

Sworn to and subscribed before me this the 4 day of June, A.D., 1996.

(PLACE SEAL HERE)

W. E. Davis  
Chancery Clerk Title  
By M. Calvi, D.C.

MY COMMISSION EXPIRES  
JAN. 3, 2000

My commission expires \_\_\_\_\_